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MINUTES ARCHITECTURAL REVIEW BOARD

June 14, 2010

7:30 P.M.

City Hall, Council Chambers
Fredericksburg, Virginia

<u>MEMBERS</u>	<u>MEMBERS ABSENT</u>	<u>CITY STAFF</u>
Lisa Peverill, Vice Chair Marilynn Mendell Owen Lindauer Jamie Scully Donna Chasen J. Gordon Brown	Robin Wood, Chair	Erik Nelson, Senior Planner Sheree Waddy, Recording Secretary

Ms. Peverill called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Ms. Peverill determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Ms. Peverill announced that there was a Consent Agenda to consider that included Items 1, 2, and 3. She asked the Board if there were any items listed on the Consent Agenda that should be moved to the Regular Agenda. There were none. Ms. Peverill asked if anyone in attendance wanted to provide public testimony on any item on the Consent Agenda. There was no one.

Ms. Peverill asked if there were any other changes to the agenda.

Mr. Nelson informed the Board that the applicant had requested that Item 3 under Other Business be cancelled.

Mr. Lindauer made a motion to accept the agenda as amended. Ms. Chasen seconded. The motion carried unanimously.

REVIEW OF MINUTES

Ms. Peverill asked if there were any changes to the May 10, 2010 meeting minutes.

Mr. Scully made a motion to accept the minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Ms. Peverill asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said that they had.

APPLICATIONS – CONSENT AGENDA

Mr. Nelson presented the following applications:

- 1. 707 Caroline Street (Nancy Wimmer) – Signs**
- 2. 712 Caroline Street (Gabriel Pons) – Signs**
- 3. 1004 Caroline Street (Michael Skinner) – Signs**

Ms. Chasen said she found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness for each application. Ms. Mendell seconded. The motion carried unanimously.

APPLICATIONS – REGULAR AGENDA

4. 305 Caroline Street (Jan Ryan) – Addition

The applicant was present and was represented by her architect, Sabina Weitzman.

There was no public comment.

Mr. Brown asked if the existing windows would be replaced.

Ms. Ryan said no.

Mr. Brown asked what material would be used for the shutters.

Ms. Weitzman said that most of the existing shutters would be restored, those that cannot be restored would be new wood shutters to match.

Mr. Brown said that the front chimney did not appear on the drawings, he asked if it would be removed.

Ms. Weitzman said no, there were no plans to remove the chimney. It was simply not shown on the front elevation.

Ms. Peverill asked if the siding shingles would have the scallop shape and be painted.

Ms. Weitzman said the siding shingles would not have that shape, but they would be painted.

Mr. Lindauer thanked the applicant for providing so much detail. He noted that in the past the Board had been criticized for its lack of sensitivity to scale and massing. The staff memo said that the addition would be taller and wider than the historic building due to the constraints of the lot size. He asked what the height differential would be.

Ms. Weitzman said the differential would be one foot, but it probably would not be seen from any public right-of-way.

Mr. Lindauer said that in his review of the application he found that the addition complied with Section 78-759(a)(9) and (10). He said the addition would not destroy any architectural or historical material, would be compatible with the existing size, scale, color, material and character of the property, and it could be removed in the future.

Mr. Lindauer said he found the proposed addition to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

5. 402 Hanover Street (Ivy Eckerman and Steven Pena) – Addition and exterior alterations

The applicants were present and were represented by their architect, Sabina Weitzman.

There was no public comment.

Mr. Lindauer complimented the applicants on their plans. He asked if the cresting on the roof was a copy of the historic cresting.

Ms. Weitzman said she was not sure if the house originally had this type of crest. She said they decided to use this design as a solution to screen the HVAC system that is on the roof and it also helps to connect the old and new structures.

Mr. Scully complimented Ms. Weitzman on the scale and massing and the step back of the addition, which is sympathetic to the historic building. He asked how the gutters would be handled.

Ms. Weitzman said the gutters for the main part of the existing house are built-in and for the hyphen has simple box gutters along the low-pitched roof. On the addition, the gutters would be concealed by the parapet wall.

Ms. Chasen said she found the proposed addition and exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Brown seconded. The motion carried unanimously.

6. 1310 Caroline Street (Chris and Erin Bradford) – Exterior alterations

The applicants were present.

There was no public comment.

Mr. Brown asked whether the metal roof of the addition would be crimped or covered with a cap.

Mr. Bradford said it would be crimped.

Ms. Chasen said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Scully seconded. The motion carried unanimously.

OTHER BUSINESS

1. Planning Commission agenda – Mr. Nelson said that the Planning Commission agenda was not available. He said when it became available he would email it.
2. Update on VRE Station stairs – Mr. Nelson informed the Board the stairs were finished.
3. Informal review (Sign posts at Riverfront Park) – Cancelled
4. Transmission of information on “visibility” issue – Mr. Nelson transmitted a draft recitals and resolution for the Board’s review. Ms. Mendell said she would like to see more emphasis on the importance of preserving the viewshed, using Mount Vernon and Monticello as examples. Mr. Lindauer noted that the examples were public property, but agreed that viewsheds are important.

The meeting adjourned at 8:18 p.m.

Robin Wood, Chair